041.0	0005	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	922,500	/	922,500
USE VALUE:	922,500	/	922,500
ASSESSED:	922,500	/	922,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		FORDHAM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROMANOWSKI ROZALIA-/ESTATE
Owner 2:	LELLESS LILLIAN ROMANOWSKI
Owner 3:	
Street 1:	1 BLUEBERRY LANE
Street 2:	
Twn/City:	WESTFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	01886 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	478,500		444,000	922,500
Total Card	0.103	478,500		444,000	922,500
Total Parcel	0.103	478,500		444,000	922,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.80 | /Parcel: 417.80

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	28384
GIS Ref	
GIS Ref	
Insp Date	11/09/18

!3458!

PREVIOUS ASSESSMENT

Parcel ID: 041.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	478,500	0	4,500.	444,000	922,500		Year end	12/23/2021
2021	104	FV	457,100	0	4,500.	444,000	901,100		Year End Roll	12/10/2020
2020	104	FV	457,400	0	4,500.	444,000	901,400	901,400	Year End Roll	12/18/2019
2019	104	FV	356,800	0	4,500.	471,800	828,600	828,600	Year End Roll	1/3/2019
2018	104	FV	356,800	0	4,500.	344,100	700,900	700,900	Year End Roll	12/20/2017
2017	104	FV	335,000	0	4,500.	299,700	634,700	634,700	Year End Roll	1/3/2017
2016	104	FV	335,000	0	4,500.	255,300	590,300	590,300	Year End	1/4/2016
2015	104	FV	299,100	0	4,500.	249,800	548,900	548,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:07:20

LAST REV

Date	Time
04/09/19	13:59:00
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3458

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROMANOWSKI ROZA	21667-316		1/8/1992			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/28/2009	633	Re-Roof	6,085					
6/17/1996	264	Manual	10,000					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	HS	Hanne S
1/7/2009	Meas/Inspect	345	PATRIOT
4/1/2000	Inspected	197	PATRIOT
2/29/2000	Measured	264	PATRIOT
8/16/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	28384
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.12554348
Const Adj.:	0.97806144
Adj $ / SQ:	198.153
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	650200
Depreciation:	171653
Depreciated Total:	478547

COMMENTS

SCUTTLE.. HEATING VERY OLD.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

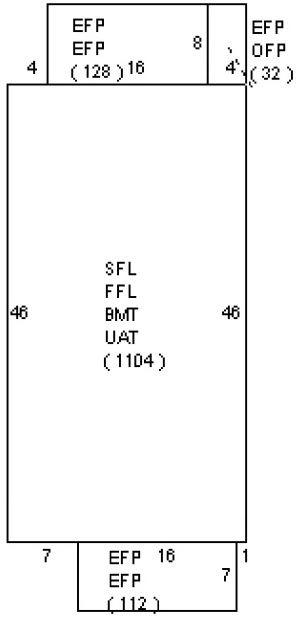
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	198.15
Special Features:	0	Val/Su Net:	115.80
Final Total:	478500	Val/Su SzAd	216.71

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	59.450	65,628
FFL	First Floor	1,104	198.150	218,761
SFL	Second Floor	1,104	198.150	218,761
EFP	Enclos Porch	512	31.830	16,296
UAT	Upper Attic	276	79.260	21,876
OFP	Open Porch	32	43.030	1,377

Net Sketched Area:	4,132			Total:	542,699
Size Ad	2208	Gross Area	4960	FinArea	2208

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

041.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	